



ST AGNES PARISH COUNCIL

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Planning Committee meeting – 16th November 2020

Minutes of the meeting of St Agnes Parish Council Planning Committee as above, held online and via telephone at 18:30.

Present: Cllrs Brown (Chair), Ball, Bunt, Clark, Drew, Johns (late arrival), Ripper, Roberts, Slater.

Absent: None.

In attendance: C Callaway, Deputy Clerk; 8 members of the public.

PL29/20 Apologies for absence: No absentees.

PL30/20 Declarations of interest/Request for dispensations: None.

PL31/20 Public Participation:

K Roach spoke in objection to the rear extension aspect of application PA20/08795.

D Mitchell (Agent) spoke for PA20/05348.

A Dovey spoke in objection to PA20/05348.

N James gave context to PA20/07384.

PL32/20 Planning Committee ONLINE meeting minutes: 26th October 2020

RESOLVED that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed. Cllrs Slater/Ripper. 7 voted in favour. 1 abstained: Cllr Brown.

PL33/20 Pre planning presentation: Affordable Housing proposal

RECEIVED, as above, from G Hirst (EcoHaus) who explained that his locally based company specialises in sustainable and energy efficient homes. Mr Hirst wishes to deliver 100% affordable homes to the local community by introducing a market place for much smaller, affordable 'pod homes' at a reasonable price. The feedback provided by the Committee was that they felt this was, in principle, an excellent idea (as single bedroom properties were lacking, and desirable, in the area) but there was a question over the location of available land for such a project.

PL34/20 Planning Applications for consideration

RECEIVED a request by the planning authority for consultation and responded:

PA20/08795: [Two storey rear extension with Juliet balcony to the South East elevation. Enlargement of front porch.](#) W & H Milne (COAL Ltd). 2, Brecon Close, St Agnes TR5 0TD

The Council objects due to the large, overbearing impact of the extension on the neighbouring property and the overshadowing this would create due to its close proximity. Members would, however, welcome suggestions for a revised scheme. Cllrs Drew/Slater. 7 voted in favour. 1 against: Cllr Ripper.

**Cllr Johns joined the meeting.*

Signed:

Date:

PA20/08274: [Demolition of existing garage/workshop. Replacement with new garage/workshop with upper level craft room/store with connection to applicant's land to the rear.](#) B Gardiner. 3, Penwinnick Cottages, Penwinnick Road, St Agnes TR5 OPA

No objection. Cllrs Bunt/Ball. 6 voted in favour. 2 against: Cllrs Clark and Drew. 1 abstained: Cllr Brown.

PA20/08840: [Non-material amendment \(NMA1\) for amendments to 2no windows and doors in respect of decision PA20/01720 dated 30/06/20.](#) C Berry. Hurly Burly Day Nursery, Lavender Lodge, St Agnes TR5 OPG

Details noted. This non-material amendment application was approved by the Case Officer on 09/11/2020.

PA20/09018: [Application for works to a tree subject to a Tree Preservation Order - Felling of 4 x Monterey Pines.](#) J Dale. 24, Trevaunance Road, St Agnes TR5 OSQ

Strong support expressed for this very necessary work. Cllrs Bunt/Slater. Unanimous.

PA20/05348: [Outline application with some matters reserved for the residential development of three dwellings.](#) C Graham. Land North of St Agnes School, Trelawny Road, St Agnes

The Council strongly objects as follows: Outside the village settlement boundary; The proposal is not considered rounding off in accordance with Cornwall Local Plan Policy 3 and would encroach into the countryside (as per PA19/01812PREAPP); Contrary to Cornwall Local Plan Policy 27 in that the proposal does not demonstrate safe and suitable access, particularly along the busy narrow lane; Concur with objections raised by WHS Planning Advice. Cllrs Ripper/Clark. Unanimous.

PA20/08995: [Proposed two storey extension to South West of the dwelling.](#) J Pickersgill. 67, Goonown Road, Goonown, St Agnes TR5 OXG

No objection. Cllrs Clark/Bunt. 7 voted in favour. 1 against: Cllr Johns. 1 abstained: Cllr Slater.

PA20/07384 AMENDED PLANS: [Provision of owner's accommodation within the rear domestic garden of the hotel.](#) N James. Beacon Country House Hotel, Goonvrea, St Agnes TR5 ONW

The Council expressed support for the amended proposal with the request that suitable screening is retained. Cllrs Bunt/Ripper. Unanimous.

PA20/08935: [Variation of Condition 2 \(approved plans\) in respect of decision notice PA19/11064.](#) E Rowson. Treport, Road from North Hill to Junction at Tregoose, Blackwater TR4 8EJ

No objection. Cllrs Bunt/Clark. 8 voted in favour. 1 abstained: Cllr Johns.

PA20/08168: [Erection of garden room/home office.](#) T Fontaine. Albany House, 29, Goonown, St Agnes TR5 OUY

Signed:

Date:

The Council objects to the proposal due to its close proximity to the rear of the neighbouring property and concern was expressed regarding overlooking and loss of privacy. Members suggest the applicant perhaps approaches the neighbours to discuss re-positioning the proposed garden room/home office and further, the use of obscured glazing to the rear window. Cllrs Slater/Clark. Unanimous.

PA20/09357: [Non-material amendment \(NMA1\) for general internal floor plan design changes, plus minor alterations to elevations and footprint of unit on site to decision PA18/11216 dated 22.05.2019.](#) S Hubbard. Warden's Accommodation, Tregoyne, Porthtowan TR4 8FE

No objection. Cllrs Bunt/Slater. 6 voted in favour. 3 abstained: Cllrs Brown, Clark and Roberts.

PA20/09192: [Demolition of existing dwelling and erection of replacement dwelling, new vehicular access and parking.](#) Mr & Mrs Mather. Bryher, Mithian Downs, St Agnes TR5 OPX

No objection. Cllrs Ripper/Clark. Unanimous.

PA20/08786: [Proposed additional living space annexe/office.](#) D Greenaway. 1, Lowena Kelys, West Polberro, St Agnes TR5 OAU

While the Council acknowledges the principle of the application, they wish to object to the proposal as it does not comply with Cornwall Council's Annexe Guidance in that the annexe would not be in close proximity to the main dwelling. Cllrs Ripper/Clark. Unanimous.

PA20/09330: [Works to protected tree - Pollard 1no. Sycamore tree to a height of 8m.](#) P Griffiths. St Agnes Methodist Church, British Road, St Agnes TR5 OUA

No objection. Cllrs Clark/Bunt. Unanimous.

PA20/07608: [Single storey extension to the rear elevation together with associated works.](#) A Ranson. 7, Danny's Parc, St Agnes TR5 OWF

No objection. Cllrs Slater/Bunt. Unanimous.

PA20/09443: [Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array.](#) Cornwall Council. 26, Trelawny Road, St Agnes TR5 OTP

No objection. This was considered a positive proposal which would deliver more energy efficient homes. Cllrs Clark/Bunt. Unanimous.

PA20/09446: [Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array.](#) Cornwall Council. 27, Trelawny Road, St Agnes TR5 OTP

Signed:

Date:

No objection. This was considered a positive proposal which would deliver more energy efficient homes. Cllrs Clark/Bunt. Unanimous.

PA20/09449: [Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array.](#) Cornwall Council. 30, Trelawny Road, St Agnes TR5 OTP

No objection. This was considered a positive proposal which would deliver more energy efficient homes. Cllrs Clark/Bunt. Unanimous.

PA20/09450: [Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array.](#) Cornwall Council. 35, Trelawny Road, St Agnes TR5 OTP

No objection. This was considered a positive proposal which would deliver more energy efficient homes. Cllrs Clark/Bunt. Unanimous.

PA20/09310: [Demolition of side conservatory-type porch and utility space, rebuilt with conventional roof and walls to provide a new ensuite, utility and enlarged entrance lobby.](#) P Scott (Paul Scott Design). Casa Mia, Coast Road, Porthtowan TR4 8AQ

No objection. The proposal was considered an improvement. Cllrs Slater/Clark. Unanimous.

PA20/04826 AMENDED PLANS: [Refurbishment and upgrade to existing cottage and extension to dwelling.](#) H Ryles. Smugglers Cottage, Trevaunance Cove, St Agnes TR5 ORY

The Council objects as follows: The amended proposals were still considered as extensive and as overdevelopment; Concern was expressed that the proposal is very much larger than what is existing and would be detrimental to the village character and surrounding landscape (contrary to NDP Policies 6, 10 and 11b); Additionally, the proposal is contrary to The Cornwall AONB Management Plan 2016-2021 – Local, Section 5.1 (St Agnes) which requires “all new development, including replacement dwellings, to respond appropriately to the sensitivity and capacity of the landscape by conserving and enhancing the landscape character and natural beauty of the area”. Cllrs Slater/Bunt. 6 voted in favour. 3 against: Cllrs Ball, Johns and Ripper.

PA20/09352: [Certificate of lawfulness for existing use of barn for B8 storage and field for equestrian use.](#) M Pearson. Land opposite Trelyn, Wheal Butson Road, St Agnes

The Council was unable to support this application because they wished to request further clarification as the current information appears to be inconsistent with information contained in previous applications (PA16/07926 and PA17/10267). Cllrs Brown/Drew. Unanimous.

PL35/20 Planning Applications Decisions

NOTED that the following Planning Applications have been decided as follows:

PA20/06320: Listed building consent to remove the incorrectly used cement render and replace it with a traditional 3 coat lime render. 52, Vicarage Road, St Agnes TR5 OTQ [APPROVED]

Signed:

Date:

PA20/06370: Alteration and refurbishment. Castle House, 4, Trevaunance Road, St Agnes TR5 OSE [APPROVED]

PA20/06492: Erection of a prefabricated garden office in rear garden. The Ope, Churchtown, St Agnes TR5 0QW [APPROVED]

PA20/07549: Conversion of existing loft space. Roof replacement including increase in height by 700mm, addition of dormer window and rooflight. 1, Counthouse Mews, Wheal Kitty, St Agnes TR5 0AS [APPROVED]

PA20/07550: Conversion of existing loft space. Roof replacement including increase in height by 700mm, addition of dormer window and rooflight. 2, Counthouse Mews, Wheal Kitty, St Agnes TR5 0AS [APPROVED]

PA20/07559: Proposed porch. 12, Park An Fenten, St Agnes TR5 0AP [APPROVED]

PA20/07830: Works to trees namely - T1, Beech crown reduce 1.5m - T2, T3, T4, Elm reduce overhanging branches and height reduction 2.5m due to excessive shading - T5, Beech crown reduce 1.5m - T6, Yew crown reduce 1.5m -subject to a Tree Preservation Order (TPO). Garden House, 78, Goonown Road, Goonown, St Agnes TR5 0XG [APPROVED]

PA20/06900: Erection of dwelling (change to design of one of the dwelling houses approved under outline decision PA17/00174 and reserved matters decision PA18/11605). Land at Goonown Lane, Goonown, St Agnes TR5 0UX [APPROVED]

PA20/06905: Erection of dwelling (change to design of one of the dwelling houses approved under outline decision PA17/00174 and reserved matters decision PA18/11605). Land at Goonown Lane, Goonown, St Agnes TR5 0UX [APPROVED]

PA20/08048: Non-material amendment (NMA1) for addition of a shower room extension to the original cottage/annexe and substituting slate stone facing for uncut granite on the external walls to decision PA19/07694 dated 26.03.2020. April Cottage, Polbreen Lane, St Agnes TR5 0UN [APPROVED]

PA20/02266/PREAPP: Pre-application advice for campsite with shower/toilet block. Perranporth Airfield Ltd, The Airfield, Higher Trevellas, St Agnes TR5 0XS [CLOSED – ADVICE GIVEN]

PA20/02411/PREAPP: Pre-application advice for a multi-use annexe. Lowen Barn, Sunbury Lane, Trevellas, St Agnes TR5 0XY [CLOSED – ADVICE GIVEN]

PA20/05561: Replacement of existing garage with home studio and store. Change of use of land to residential curtilage. 26, Goonbell, St Agnes TR5 0PN [APPROVED]

PA20/05902: Proposed demolition of existing dwelling, demolition of outbuildings and new replacement dwelling with garage and store. Wheal Joy, Buckshead, St Agnes TR5 0XW [APPROVED]

PA20/06482: Proposed extension to cottage. Bosvean Cottage, Goonvrea Road, St Agnes TR5 0NL [APPROVED]

PA20/06523: Listed building consent for replacement and consolidation of the flat roof of the 1960s extension to the rear of the property and the covered storage area located between the extension and the retaining wall. The Fragments, Quay Road, St Agnes TR5 0RS [APPROVED]

PA20/06780: Listed building consent for removal of existing render to rear of property and replace with 3 coats of lime render. 52, Vicarage Road, St Agnes TR5 0TQ [APPROVED]

Signed:

Date:

PA20/07064: Proposed loft conversion and construction of a new entrance porch. 16, Penwinnick Parc, St Agnes TR5 0UQ [APPROVED]

PA20/07490: Extension, alterations and associated works to existing dwelling to provide annexe accommodation. 6, Middlegates, St Agnes TR5 0UH [APPROVED]

PA20/07831: Consent to carry out works to trees subject to a Tree Preservation Order namely, T1, Elm. Crown lift & reduce from lines, T2, Sycamore. Remove branch, T3, Elm, dismantle (due to excessive die back) T4, Sycamore, remove. Notification to carry out works to trees within Conservation Area, namely T5, Sycamore, crown reduce 1.5m. T6, Beech, crown reduce lift and thin, 1.5m. T7, Yew, crown reduce & shape. Tin Ten, 7, Rosemundy, St Agnes TR5 0UE [APPROVED]

PA20/02224/PREAPP: Pre-application advice for improvement of current barn and adding additional barn and storage for livestock, feed and agricultural machinery. Land North East of The Knoll, Two Burrows, Blackwater TR4 8HN [CLOSED – ADVICE GIVEN]

PA20/02270/PREAPP: Pre-application advice for demolition of existing breezeblock garden structures and construction of outbuilding/annexe. Langley Cottage, Polbreen Lane, St Agnes TR5 0UN [CLOSED – ADVICE GIVEN]

PA20/08167: Application for Permission in Principle for the construction of up to three dwellings following demolition of existing domestic outbuildings. Trevaunance Manor Farmhouse, Rocky Lane, St Agnes TR5 0NA [REFUSED]

PL36/20 Reports from Council representatives.

Cllr Clark updated members regarding the housing development in Blackwater (application PA19/02224). She explained that the Case Officer has confirmed that work is scheduled to begin imminently and Cornwall Councillor Mitchell has had his request for a flashing 30mph speed sign in the area approved.

PL37/20 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 20:20.

Signed:

Date: